

PLANNING COMMISSION REPORT



Meeting Date: May 22, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Consolidated Zoning Land Use Matrix Text Amendment 6-TA-2017

Request to consider the following:

1. A recommendation to City Council regarding a request by the City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending certain sections of Article V. (District Regulations) including Sections 5.1102., 5.1203., 5.1303., 5.1403., 5.1503., 5.1603., 5.1703., 5.1803., 5.1903., 5.2203., 5.2405., 5.2505., and 5.2704., and Article VI. (Supplementary Districts) including Sections 6.303., 6.403., 6.503., and 6.504., and other applicable sections of the Zoning Ordinance, to consolidate commercial, industrial, and parking district land use regulations into a single matrix.

Goal/Purpose of Request

The proposed text amendment seeks to improve the functionality and ease-of-use of the Zoning Ordinance by consolidating the land use tables into one land use matrix for quick reference that will help site selection for the business community.

Key Items for Consideration

- Increase usability of Zoning Ordinance
- No substantive changes to land uses as currently permitted in each affected zoning district
- Removal of volume requirement from Parking P-3 district to be consistent with similar zoning districts

APPLICANT CONTACT

Brad Carr, AICP, LEED-AP
Principal Planner
City of Scottsdale
480-312-7713

LOCATION

Citywide

Action Taken _____

BACKGROUND

The current organization of land use regulations in the commercial, industrial and parking zoning districts of the Zoning Ordinance is dispersed amongst individual lists within each of the various zoning districts. The dispersed lists can create difficulty when a user seeks to reference an allowed land use amongst various zoning districts in the city. In addition, the dispersed lists can lead to overlap of similar land uses, creating unneeded expansion within the Zoning Ordinance. To ease use of the Zoning Ordinance, the proposed changes will consolidate the land use regulations currently within the commercial, industrial, and parking zoning districts into one matrix. The Zoning Ordinance update will also seek to eliminate overlap of similar land uses that may have been listed in the different commercial and/or industrial zoning districts.

Various sections within Article V and Article VI of the Zoning Ordinance related to the permitted uses in the commercial, industrial and parking zoning districts have been updated to be consistent with the goals outlined above. This update will primarily affect format and structure of the Zoning Ordinance. It is anticipated that the real estate and business communities will benefit most by using a consolidated land use matrix. Uses in planned districts, such as the Downtown (D), Planned Regional Center (PRC), and Planned Airpark Core Development (PCP) zoning districts are not affected or changed with this text amendment.

In September of 2017 at the request of staff, the Planning Commission initiated this text amendment to the Zoning Ordinance to undertake the proposed update.

Other Related Policies, References:

Zoning Ordinance

SUMMARY OF SUBSTANTIVE CHANGES

The proposed changes to the Zoning Ordinance are as follows:

DISTRICT REGULATIONS (ARTICLE V)

- Remove the land use table and associated use limitations from the following zoning districts and replace with a reference to the new land use matrix in Article XI:
 - Service Residential (S-R)
 - Regional Shopping Center (C-S)
 - Neighborhood Commercial (C-1)
 - Central Business (C-2)
 - Highway Commercial (C-3)
 - General Commercial (C-4)
 - Support Services (S-S)
 - Commercial Office (C-O)
 - Planned Neighborhood Center (PNC)
 - Planned Community Center (PCC)
 - Planned Convenience Center (PCoC)
 - Industrial Park (I-1)

- Light Employment (I-G)
- Update permitted uses language and add conditional use language in standard format found in other areas of the Zoning Ordinance
- Relocate specific references to drive-through and drive-in services in several zoning districts and consolidate land use limitations in the new matrix

SUPPLEMENTARY DISTRICTS (ARTICLE VI)

- Remove the land use requirements and associated use limitations from the following zoning districts and replace with a reference to the new land use matrix in Article XI:
 - Parking P-1 District; Passenger Vehicle Parking, Limited.
 - Parking P-2 District; Vehicle Parking
- Adjust permitted uses language of Parking P-3 District to be consistent with other areas of the Zoning Ordinance
- Remove volume requirement from Parking P-3 District to be consistent with other zoning districts of the Zoning Ordinance (Section 6.504.B.)

CONSOLIDATED LAND USE TABLES (ARTICLE XI)

- Introduce the new consolidated land use matrix, with associated land use limitations, in location within Article XI of the Zoning Ordinance

IMPACT ANALYSIS

Land Use

The proposed changes to the Zoning Ordinance do not affect any of the existing land uses permitted in the commercial, industrial, or parking zoning districts that are part of the text amendment. Further, none of the existing use limitations listed in each of the affected zoning districts will be substantively altered. Any instances of similar land uses that may be listed in multiple zoning districts have been consolidated into a single standard term.

P-3 Development Standards Update

As part of the proposed updates, the volume requirement of the Parking P-3 zoning district will be removed. The volume requirement is an antiquated development standard that has been removed from the commercial and industrial zoning districts several years ago. The remnant volume requirement in the P-3 zoning district appears to have been an oversight during that prior Zoning Ordinance update. The building height and floor area ratio (FAR) requirements of the commercial and industrial zoning districts function together to accomplish the same outcome that a typical volume requirement would enforce. In addition, all new and most renovated buildings in the commercial and industrial zoning districts are reviewed through the Development Review Board process to ensure high quality design, including building massing.

Community Involvement

Community involvement was undertaken following the development phase of this process. Community outreach included the following:

- Postcard notification to persons on the text amendment Interested Parties list,
- Creation of a web page on the City website to allow the public to track the progress of the proposed text amendment, access documentation relevant to the subject, and provide written feedback,
- 1/8-page advertisement in the local newspaper with the dates and times of proposed open house meetings and hearings regarding the proposed text amendment, and
- Notification via City’s Facebook, Twitter pages, Scottsdale Planning and Zoning link and the NextDoor website.

Additionally, two separate Open House meetings were conducted to inform the public and obtain feedback on the proposed text amendment. Several residents attended the Open Houses meetings and staff did not receive any written or verbal comments. Below is a timeline outlining the Open House meetings to date:

- 5/15/2019: Open House at One Civic Center (2 attendees)
- 5/16/2019: Open House at Via Linda Senior Center (3 attendees)

A summary of the public outreach effort is provided in the Citizen Review Report as Attachment #2.

Policy Implications

The proposed changes will increase the functionality of the Zoning Ordinance and ease its use with business and property owners and the general public. The consolidation of land uses in a central area will also streamline the Zoning Ordinance, reducing unneeded repetition and bloat. In addition, any future updates to the land use requirements of the affected zoning districts can be more-easily made with those changes only needing to be made in a simple table in one section of the Zoning Ordinance versus a possible broad update over several sections. Finally, the removal of the volume requirement in the P-3 zoning district will align the P-3 development standards with that of the commercial and industrial zoning districts of the city.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Principal Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY



Brad Carr, Report Author

5.14.2019

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/15/2019

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

5/15/19

Date

ATTACHMENTS

1. Draft Zoning Ordinance Language
2. Citizen Review Report

Draft Consolidated Land Use Matrix

LAND USES	ZONING DISTRICTS														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Adult uses				CU	CU										
Aeronautical use, except off-airport heliport or helipad												P ¹³			
Amusement and theme parks					CU	CU									
Animal and veterinary hospital								P ⁴							
Appliance sales						P							P		
Arts and craft production						P									
Auction sales					P							CU			
Bar		CU		CU	CU					CU					
Big box		P/CU ⁵		P/CU ⁵	P/CU ⁵	P/CU ⁵				P/CU ⁵					
Bowling alley		P		P	P										
Building material and garden sales						P ¹²	P ¹²								
Bus station, excluding overnight parking and storage of buses				CU	CU										
Carpools															P
Carwash		CU	CU	CU	CU	CU			CU	CU	CU				
Civic and social organization				P ¹	P ¹			P ¹		P ¹					
Community buildings and recreational facilities not publicly owned			CU		CU				CU	CU					
Courier and messenger			P	P	P			P	P	P	P	P	P		
Cultural institution				P ¹	P ¹			P ¹		P ¹					
Data processing, hosting and related service															
Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹								P ¹	
Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.	CU ¹	CU ¹	CU ¹	CU ¹	CU ¹	CU ¹		CU ¹	CU ¹	CU ¹	CU ¹	CU ¹	CU ¹	CU ¹	CU ¹

Draft Consolidated Land Use Matrix

LAND USES	ZONING DISTRICTS														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Dwelling	P ¹		P ^{1,10}	P ^{1,10}					P ^{1,10}	P ^{1,10}	P ^{1,10}				
Educational service, elementary and secondary school	P ^{1,2}	P ^{1,2}	P ^{1,2}	P ^{1,2}	P ^{1,2}	P ^{1,2}		P ^{1,2}	P ^{1,2}	P ^{1,2}		CU ^{1,2}	CU ^{1,2}		
Educational service, other than elementary and secondary school	P		P	P	P	P		P	P	P	P	P	P		
Electronic shopping and mail-order service												P	P		
Equipment storage															
Equipment sales, rental, and storage					CU	P	P								
Farm supply sales						P									
Financial institution	P	P	P	P	P	P		P	P	P		P/CU ^{6,14}			
Funeral home and funeral services					CU	CU		CU							
Furniture and home furnishing sales		P	P	P	P	P			P	P		P			
Game center		CU	CU	CU	CU	CU			CU						
Gas station		CU	CU	CU	CU	CU			CU	CU	CU				
General and specialty trade contractors						P	P								
Gun shop				P	P										
Health and fitness studio			P	P	P	P		P	P	P		P	P		
Hospital								CU ¹							
Industrial launderer												P			
Internalized community storage			P	P	P	P			P	P		P			
Light manufacturing						P						P	P		
Live entertainment		CU	CU	CU	CU				CU	CU					
Medical and diagnostics laboratory	P	P	P	P	P			P		P		P	P		
Medical marijuana caregiver cultivation															
Medical marijuana use															
Medical marijuana use, excluding medical marijuana cultivation								CU							
Miniature golf course					CU										
Multimedia production with communication tower equal to or less than 100 feet in height						P								P	
Multimedia production with communication tower over 100 feet in height													CU		
Multimedia production without communication tower			P	P	P	P		P	P	P		P	P		
Municipal use	P	P	P	P	P	P		P	P	P		P	P		
Off-airport heliport or helipad												CU			

Draft Consolidated Land Use Matrix

LAND USES	ZONING DISTRICTS														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Office	P		P	P	P				P	P	P	P	P		
Outdoor sales display area					CU	CU									P
Parking structures															
Pawnshop				P											
Permitted uses of Downtown Overlay (DO), Central Business (C-2), or Highway Commercial (C-3) zoning districts, in a building above ground-level parking															P
Personal care service		P	P	P	P				P	P	P	P ¹⁴			
Place of worship	P ^{1,3}	P ¹	P ¹	P ¹	P ¹			P ¹	P ¹	P ¹		P ¹			
Plant nursery		P	P	P	P										
Pool hall				CU	CU										
Public utility buildings, structures or appurtenances thereto for public service uses			CU							CU				CU	
Recyclable material collection center						P									P
Refuse enclosures															
Repair and maintenance					P	P									
Residential health care facility			P ^{1,9}	P ^{1,9}	P ^{1,9}				P ^{1,9}	P ^{1,9}	P ^{1,9}				
Restaurant, excluding drive-through restaurant and excluding drive-in restaurant		P	P	P	P				P	P	P	P			
Restaurant, including drive-through restaurant but excluding drive-in restaurant		P	P	P					P	P					
Restaurant, including drive-through restaurant and including drive-in restaurant		CU			P							CU ¹⁴			
Restoration service															P
Retail		P	P	P	P				P	P	P				
Scenic and sightseeing transportation															
Scientific research and development						P		CU				P	P		
Seasonal art festival				CU	CU	CU				CU					
Sports arena					CU ¹										P ¹⁵
Storage buildings														P	P
Surface parking lots															
Swimming pool sales, including display pools only and including construction equipment storage yard						P									

Draft Consolidated Land Use Matrix

LAND USES	ZONING DISTRICTS														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Swimming pool sales, including display pools only, but excluding construction equipment storage yard					P	P									
Taxi and limousine service												P			
Teen dance center				CU											
Theater		P ¹		P ¹	P ¹				P ¹	P ¹					
Towing service						CU	CU			P ¹					
Travel accommodation				P ¹	P ¹										
Utility service yard						P	P					CU			
Vehicle emissions testing facility						P	P					P			
Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage				CU		P				CU					
Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building		P ⁷			P ⁷	P ⁷					CU ⁷				
Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		P													
Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		CU			CU										
Vehicle repair				CU		P ⁸					CU				

Draft Consolidated Land Use Matrix

LAND USES	ZONING DISTRICTS														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Vehicle repair, located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		P ⁸			P ⁸										
Vehicle repair, located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		CU			CU										
Vehicle storage adjacent to residential districts					CU ¹¹	P ¹¹						CU ¹¹			
Vehicle storage not adjacent to residential districts					CU ¹¹	P ¹¹						P ¹¹			
Veterinary and pet care service	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴			P ⁴	P ⁴	P ⁴				
Wholesale, warehouse and distribution					P	P						P	P		
Wireless communications facility, Type 1, 2, and 3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless communications facility, Type 4	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	

Draft Consolidated Land Use Matrix

Use Limitations:

- (1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (2) Educational services, elementary and secondary school, are subject to the following standards:
- a. The facility shall be located not less than five hundred (500) feet from any adult use, except for a facility located within the S-R zoning district, which shall be located not less than 1,320 feet from any adult use.
 - b. Net lot area. Minimum: 43,000 square feet.
 - c. The facility shall not have outdoor speaker systems or bells.
 - d. Outdoor playgrounds and recreation areas shall be:
 - i. Located not less than 50 feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
 - ii. Located within the rear or side yard; and
 - iii. Enclosed and screened by a six-foot wall or fence.
 - e. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
 - f. A minimum twenty-four (24) foot setback shall be provided and maintained where parking is adjacent to a residential district.
 - g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
 - h. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
 - i. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
 - j. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC). In the I-1 and I-G zoning districts, facilities shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by a minimum of twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.

Draft Consolidated Land Use Matrix

- (3) Places of worship are subject to the following standards:
- a. Net lot area. Minimum: 20,000 square feet.
 - b. Floor area ratio. Maximum: 0.2.
 - c. Building and structure height.
 - i. Building height including mechanical equipment (such equipment shall be screened). Maximum: 30 feet. However:
 - (1) Non-habitable steeples, towers and spires that cover a maximum of ten (10) percent of the roof area, maximum: 45 feet.
 - (2) Non-habitable freestanding steeples, towers and spires. Maximum: 45 feet.
 - ii. Building height exceptions contained in Article VII shall not apply.
 - d. Required open space.
 - i. Minimum: 0.24 multiplied by the net lot area.
 - ii. Building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
 - iii. NAOS may be included in the required open space.
 - e. Lighting.
 - i. All pole mounted lighting shall be shielded, directed downward and a maximum of sixteen (16) feet in height.
 - ii. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
 - iii. All lighting, other than security lighting, shall not be operated between 10:00 p.m. and 6:00 a.m.
 - f. Screening. Screening shall be as approved by the Development Review Board.
 - g. Access. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.
 - h. Operations.
 - i. No outdoor activities shall be permitted after 10:00 p.m.
 - ii. The use shall not have outdoor speakers.
- (4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
 - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
 - c. The outdoor areas are set back at least 100 feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
 - d. There is no outdoor kennel boarding, except within the C-4 zoning district.
- (5) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
- a. Primary access is from a local residential street, or
 - b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (6) Drive-through and drive-in service subject to Conditional Use Permit in I-1 zoning district.
- (7) Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building is subject to the following standards:
- a. Required parking shall not be used for vehicle storage or display.
 - b. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building facility.

Draft Consolidated Land Use Matrix

- (8) The vehicle repair use is subject to the following standards:
- a. All repairs shall be performed within an enclosed building, except vehicle repair facilities located in the C-4 zoning district.
 - b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
 - i. A corner lot,
 - ii. A lot abutting a residential district shown on Table 4.100.A.,
 - iii. A lot abutting the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or
 - iv. Separated by an alley from one (1) of the districts set forth in subsection b.ii. or b.iii. above.
 - c. If the lots meet any requirement of subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.
 - d. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
 - e. Required parking shall not be used for vehicle storage.
 - f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.
- (9) Residential health care facilities permitted subject to the following:
- a. Within the PNC zoning district: site size shall not exceed forty (40) percent of the Development Plan.
 - b. Within the PCC zoning district: site size shall not exceed thirty-five (35) percent of the Development Plan.
 - c. Specialized residential health care facilities.
 - i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
 - d. Minimal residential health care facilities.
 - i. The gross lot area shall not be less than one (1) acre.
 - ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
 - e. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
 - (1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - (a) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
 - (b) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
 - (2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
 - f. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
- (10) Dwelling units permitted subject to the following:
- a. Dwelling units shall be physically integrated with commercial establishments.
 - b. Limited to one (1) dwelling unit per each business establishment. The dwelling unit limitation of one (1) dwelling unit per each business establishment does not apply to property in the PNC zoning district, the PCC zoning district, or the Downtown Area.
- (11) Vehicle storage facilities may include an apartment/office for on-site supervision but no vehicle shall be used as a dwelling, even temporarily.
- (12) Excludes concrete mixing/manufacturing.
- (13) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.
- (14) Uses that are not accessory uses shall front on a major collector or higher street classification.
- (15) Subject to the Zoning Administrator's approval and if the storage building meets the following requirements:
- a. Is smaller than five hundred (500) square feet, and
 - b. Occupies an area unusable as a parking space.

Citizen Review Report
for
Consolidated Zoning Land Use Matrix Text Amendment
6-TA-2017

This Citizen Review Report provides the methods and results of public outreach efforts completed to notify potentially affected citizens of the proposed text amendment.

Notification

Potentially affected citizens of the proposed text amendment received notification by the following means:

- 1/8 page advertisement in the local newspaper for the dates and times of proposed open house meetings and hearings regarding the proposed text amendment.
- Postcard notifications were sent to those citizens on the Planning Department’s “Interested Parties” mailing list. Postcard mailings included a postcard for open house meeting dates and another postcard for hearing dates.
- Proposed text amendment was listed in Planning Department’s P&Z Link, NextDoor, and Facebook electronic notification services.
- Proposed text amendment is listed on city’s webpage for viewing by the public, including open house meeting dates and proposed text amendment language.

Public Input Opportunities

Potentially affected citizens of the proposed text amendment were given the ability to provide public input by the following means:

- Written, e-mail, or phone input submitted to the project applicant/city staff contact.
- In-person input at either, or both, of the following open houses:

Wednesday, May 15, 2019 One Civic Center – CD Rooms 1, 2, 3 7447 E. Indian School Road Scottsdale, AZ 85251	Thursday, May 16, 2019 Via Linda Senior Center – Room 7 10440 E. Via Linda Scottsdale, AZ 85258
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- In-person input at the Planning Commission and/or City Council public hearings to be held for this proposed text amendment.

Public Input Received

City staff did not receive any written comments regarding the application but did receive oral questions regarding clarification on the purpose of the proposed text amendment at the two open house events that were held. City staff did receive several general inquiries via email regarding the proposed text amendment requesting further clarification regarding the proposed changes.



Open House Sign-In Sheet

Date: 15 May 2019

Location: Aug 1-2-3

This Sign-In Sheet is a Public Record

Name	<i>Lorrie Bentley</i>	Business Name	<i>DOGS</i>
Address & Zip	<i>on Accord</i>	Phone	<i>602 717 3886</i>
E-mail		E-mail	<i>dogs@dogsaug.net</i>
Name	<i>Louise Fambk</i>	Business Name	
Address & Zip	<i>7608 E 4th St 85251</i>	Phone	<i>480-946-5068</i>
E-mail		E-mail	<i>lambkg688@gmail.com</i>
Name		Business Name	
Address & Zip		Phone	
E-mail		E-mail	
Name		Business Name	
Address & Zip		Phone	
E-mail		E-mail	
Name		Business Name	
Address & Zip		Phone	
E-mail		E-mail	



Open House Sign-In Sheet

Date: 16 MAY 2019
 Location: VIA LINDA SENIOR CENTER

This Sign-In Sheet is a Public Record

Name	Address & Zip	Phone	Business Name	E-mail
KEITH CAVALIERE	10448 E. FANTON LN	(480) 661-1107	SAME	keith_cavaliere
Name	Address & Zip	Phone	Business Name	E-mail
M. P. CAVALIERE	10448 E. FANTON LN.	(480) 661-1107	SAME	
Name	Address & Zip	Phone	Business Name	E-mail
Paul Murkowski	9822 E. Clinton St	480-708-8103	Retired	pmurko@cox.net
Name	Address & Zip	Phone	Business Name	E-mail
Name	Address & Zip	Phone	Business Name	E-mail
Name	Address & Zip	Phone	Business Name	E-mail
Name	Address & Zip	Phone	Business Name	E-mail